159.0	0005	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	779,600 / 779,600
					USE VALUE:	779,600 / 779,600
					ASSESSED:	779,600 / 779,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DELLO RUSSO DOMENIC
Owner 2:	
Owner 3:	
Street 1:	94 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DELLO RUSSO DOMINIC -
Owner 2:	DELLO RUSSO KRISTEN -
Street 1:	93 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Vinyl Exterior and 1868 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	359,600		420,000	779,600
Total Card	0.138	359,600		420,000	779,600
Total Parcel	0.138	359,600		420,000	779,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.34 | /Parcel: 417.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105709

GIS Ref

GIS Ref

Insp Date 06/13/18

!12412!

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0005-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	359,600	0	6,000.	420,000	779,600		Year end	12/23/2021
2021	101	FV	348,700	0	6,000.	420,000	768,700		Year End Roll	12/10/2020
2020	101	FV	348,700	0	6,000.	420,000	768,700	768,700	Year End Roll	12/18/2019
2019	101	FV	260,400	0	6,000.	420,000	680,400	680,400	Year End Roll	1/3/2019
2018	101	FV	259,700	0	6,000.	354,000	613,700	613,700	Year End Roll	12/20/2017
2017	101	FV	259,700	0	6,000.	324,000	583,700	583,700	Year End Roll	1/3/2017
2016	101	FV	259,700	0	6,000.	276,000	535,700	535,700	Year End	1/4/2016
2015	101	FV	253,300	0	6,000.	240,000	493,300	493,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:40:22

LAST REV

Date	Time
07/31/18	15:04:31
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12412

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DELLO RUSSO DOM	1403-95		8/2/2011	Convenience	100	No	No		
OLIVER LOUISE A	1249-87		3/11/2002	Family	200,000	No	No		
	927-79		10/1/1979		50,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2015	515	Insulate	2,472					
8/22/2005	756	Addition	40,000	C		G7	GR FY07	ADD 2ND STY & FFL

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	MEAS&NOTICE	HS	Hanne S
12/15/2008	Measured	345	PATRIOT
9/24/2008	Fieldrev-Chg	BR	B Rossignol
12/9/1999	Mailer Sent		
12/2/1999	Measured	272	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	105709
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21209848
Const Adj.:	0.99989998
Adj $ / SQ:	157.557
Other Features:	92156
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441773
Depreciation:	82170
Depreciated Total:	359604

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

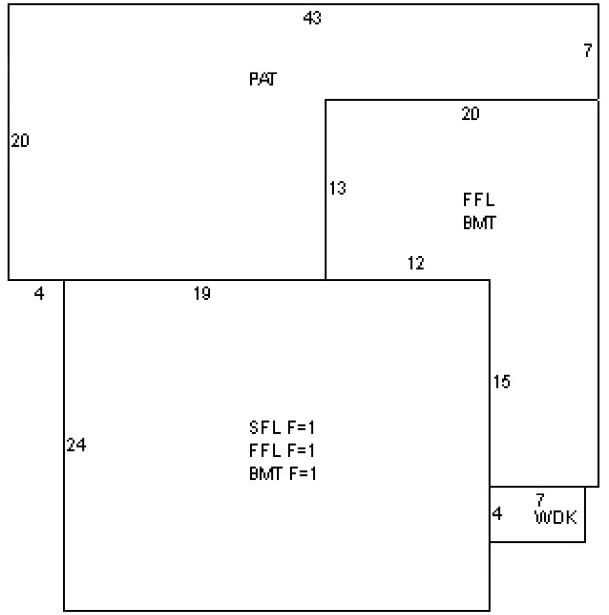
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	157.56
Special Features:	0	Val/Su Net:	99.34
Final Total:	359600	Val/Su SzAd	192.51

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,124	47.270	53,128
FFL	First Floor	1,124	157.560	177,094
SFL	Second Floor	744	157.560	117,222
PAT	Patio	600	2.870	1,725
WDK	Deck	28	16.000	448

Net Sketched Area:	3,620	Total:	349,617
Size Ad	1868	Gross Area	3620	FinArea	1868
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0005-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	